



HANS PLACE, LONDON, SW1X
£2,500,000

Carter Jonas

HANS PLACE, LONDON, SW1X

The apartment comprises of a bright southwest facing reception room overlooking Hans Place with Crittall doors that open onto a balcony. The principal bedroom benefits from the same southwest views over the gardens of Hans Place with Crittall doors opening on to a balcony and an ensuite bathroom. A further two bedrooms one with an ensuite and separate shower to service the third bedroom. The separate kitchen is located towards the rear of the apartment with adjoining dining room that is open plan to the reception room.

Denbigh House is an impressive portered building located on Hans Place which is an attractive garden square. It is ideally located close to the extensive fashion boutiques, restaurants and amenities of Knightsbridge, Harrods, Sloane Street and Sloane Square.

THIS THREE-BEDROOM APARTMENT IS SITUATED IN ONE OF KNIGHTSBRIDGE'S MOST SOUGHT-AFTER GARDEN SQUARES. WITH ITS QUIET BUT CENTRAL LOCATION IT IS CLOSE TO THE WORLD-CLASS SHOPPING



AMENITIES

- Three bedrooms
- Three bathrooms
- Lift
- Porter

TENURE Leasehold 99 years from 24 June 1957

SERVICE CHARGE £18,232.52

GROUND RENT £150

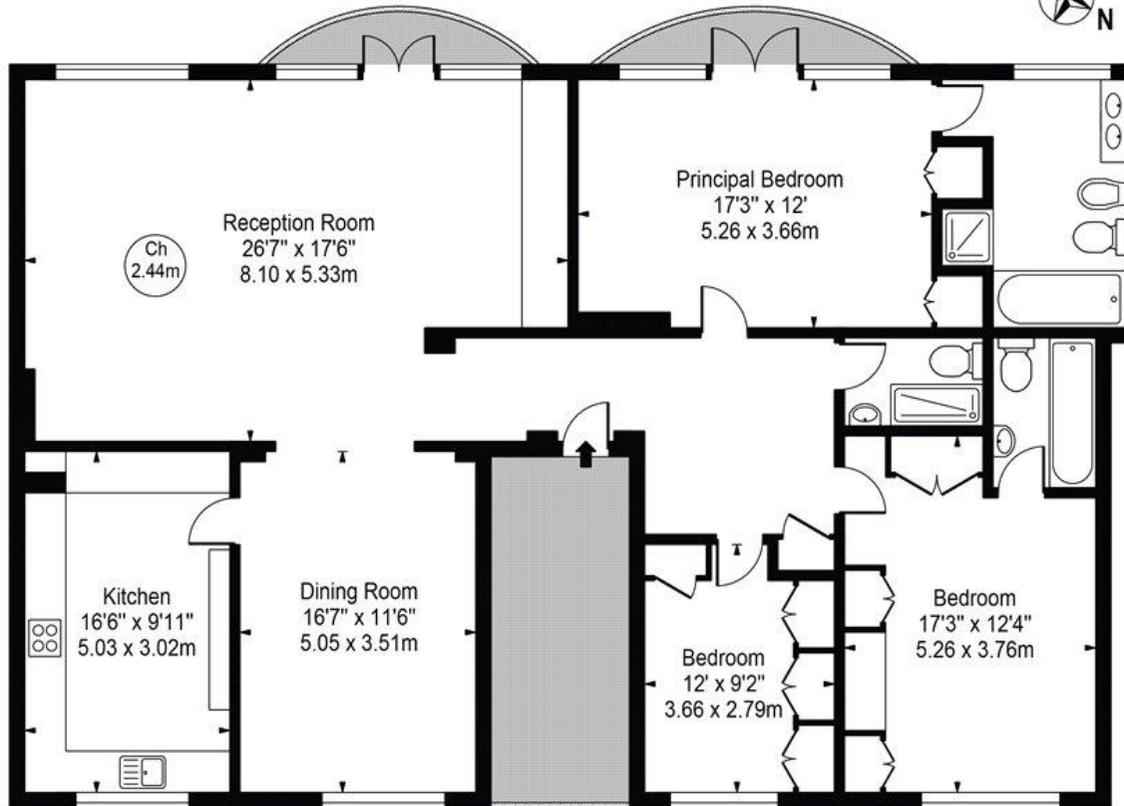
LOCAL AUTHORITY Royal Borough of Kensington and Chelsea

EPC BAND E



Denbigh House

Approx. Gross Internal Area 1681 Sq Ft - 156.17 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.